

PREMIER HOMES

— TEAM —



4767 BANCROFT STREET

Located north of Adams in the heart of Normal Heights! 4767 Bancroft Street consists of one single family, 2br/1bath home, and three 2br/2bth attached units, each with their own balcony/patio, central A/C, and fireplace. All 4 units have their own laundry and 1 car garage. There is substantial upside potential in rental income. The front home is vacant and rental ready. The back 3 units have long term tenants on month to month leases, offering maximum flexibility to the new owner.

WWW.4767BANCROFT.COM

GLEN HENDERSON

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Premier Homes Team, a division of Big Block Realty Cal BRE Lic # 01384181 & 01242744



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| Property Summary | |
|------------------|---------------|
| Price | \$1,499,900 |
| # of Units | 4 |
| Price Per Unit | \$374,975 |
| Cap Rate | 4.46% |
| Market Cap Rate | 5.39% |
| GRM | 18.3 |
| Market GRM | 13.8 |
| APN | 439-391-04-00 |
| Lot Size | 6,322 |
| RSF | 3,556 |



| SCHEDULED INCOME | ACTUAL | | MARKET | |
|-------------------------|----------------|-----------------|----------------|------------------|
| | Monthly | Annual | Monthly | Annual |
| SFR 2 Bed / 1 Bath | \$1,975 | \$23,700 | \$2,495 | \$29,940 |
| Attached 2 Bed / 2 Bath | \$1,695 | \$20,340 | \$2,195 | \$26,340 |
| Attached 2 Bed / 2 Bath | \$1,600 | \$19,200 | \$2,195 | \$26,340 |
| Attached 2 Bed / 2 Bath | \$1,550 | \$18,600 | \$2,195 | \$26,340 |
| Total Revenue | \$6,820 | \$81,840 | \$9,080 | \$108,960 |

| ANNUALIZED EXPENSES | ACTUAL | MARKET |
|-----------------------|-----------------|-----------------|
| Property Taxes | \$5,436 | \$17,999 |
| Insurance | \$1,020 | \$1,020 |
| Electric | \$144 | \$144 |
| Water / Sewer | \$3,120 | \$3,120 |
| Gardener | \$540 | \$540 |
| Building Maintenance | \$2,864 | \$2,864 |
| Misc | \$250 | \$250 |
| Total Expenses | \$13,374 | \$25,937 |

| ANNUALIZED INCOME | ACTUAL | MARKET |
|-------------------------------|--------------------|---------------------|
| Gross Potential Rent | \$81,840.00 | \$108,960.00 |
| Less Vacancy - 2% | -\$1,637.00 | -\$2,179.00 |
| Effective Gross Income | \$80,203.00 | \$106,781.00 |
| Less Expenses | -\$13,374.00 | -\$25,937.00 |
| Net Operating Income | \$66,829.00 | \$80,844.00 |

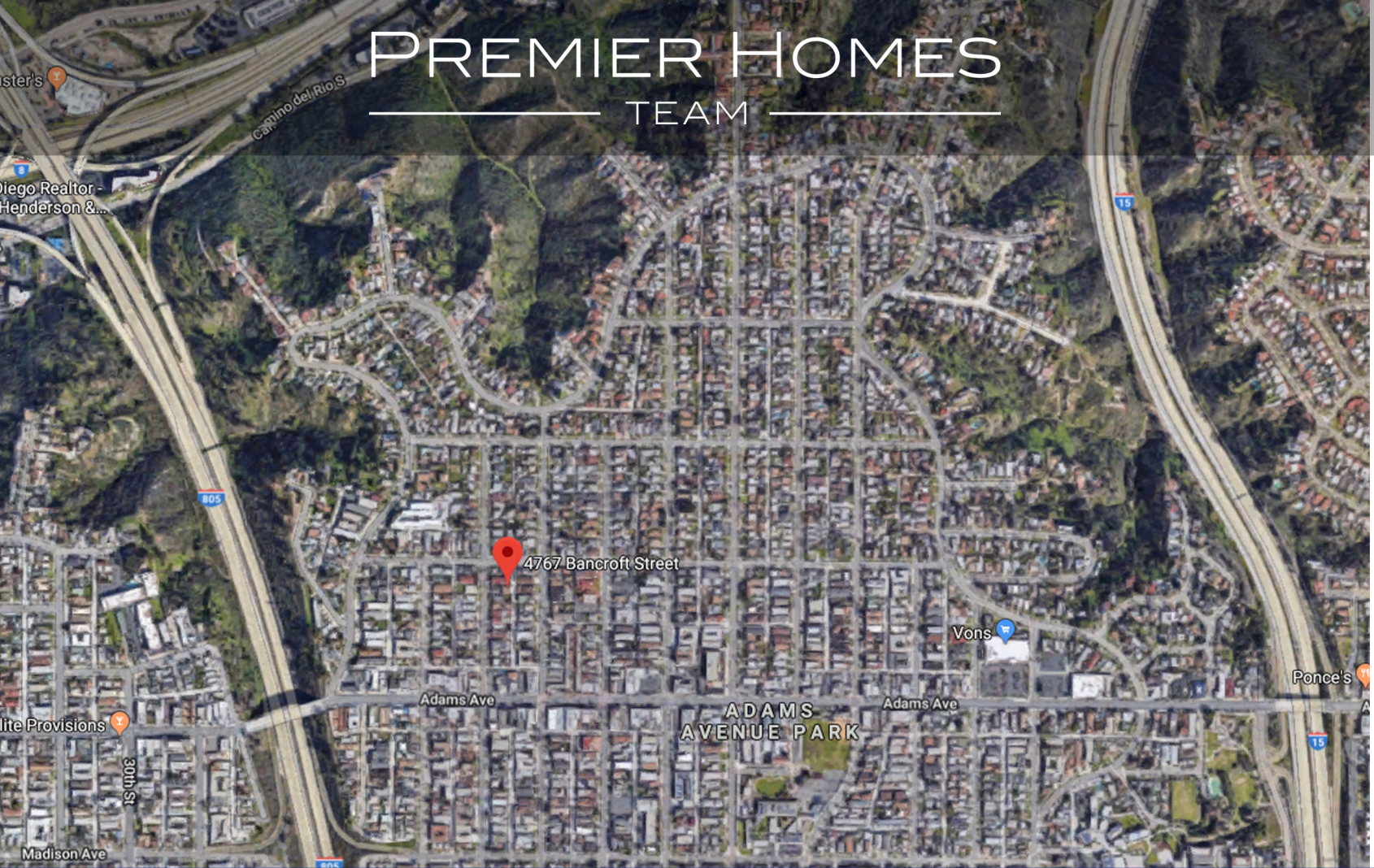
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LOCATED NORTH OF ADAMS IN NORMAL HEIGHTS

- One Single Family Home in Front. 2 bedrooms, 1 bath, approximately 931 sqft. Driveway parking assigned to the home accommodates 2 to 3 cars and an assigned 1 car garage. Laundry within the unit. Tenant just vacated. The unit is updated and rental ready. Or, offers the ability to expand the home and add an additional bed(s) and bath.
- Three attached 2 bedroom, 2 bath, approximately 900 sqft units. Each unit features: Washer/Dryer. Dual master suite layout. Fireplaces. Balconies for 2 upstairs units and patio for the downstairs unit. 1 car garage (downstairs unit has direct access). Central heat and A/C.

Normal Heights is a lively residential area with many hip cafes, gastropubs, craft beer bars, and diverse restaurants, especially along Adams Avenue. The neighborhood is also known for concerts in grassy Trolley Barn Park as well as outdoor movie screenings at Ward Canyon Park, which also has play areas and walking paths. Located in the center of San Diego County this neighborhood is truly convenient to all San Diego has to offer.

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1 - SINGLE FAMILY 2 BED, 1 BATH HOME
 3 - ATTACHED 2 BED, 2 BATH HOMES
 4 SINGLE CAR GARAGES & DRIVEWAY PARKING



WWW.MYPREMIERHOMES.COM



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